

PLN210158 – PEDRAZZI AGRICULTURAL SUBDIVISION

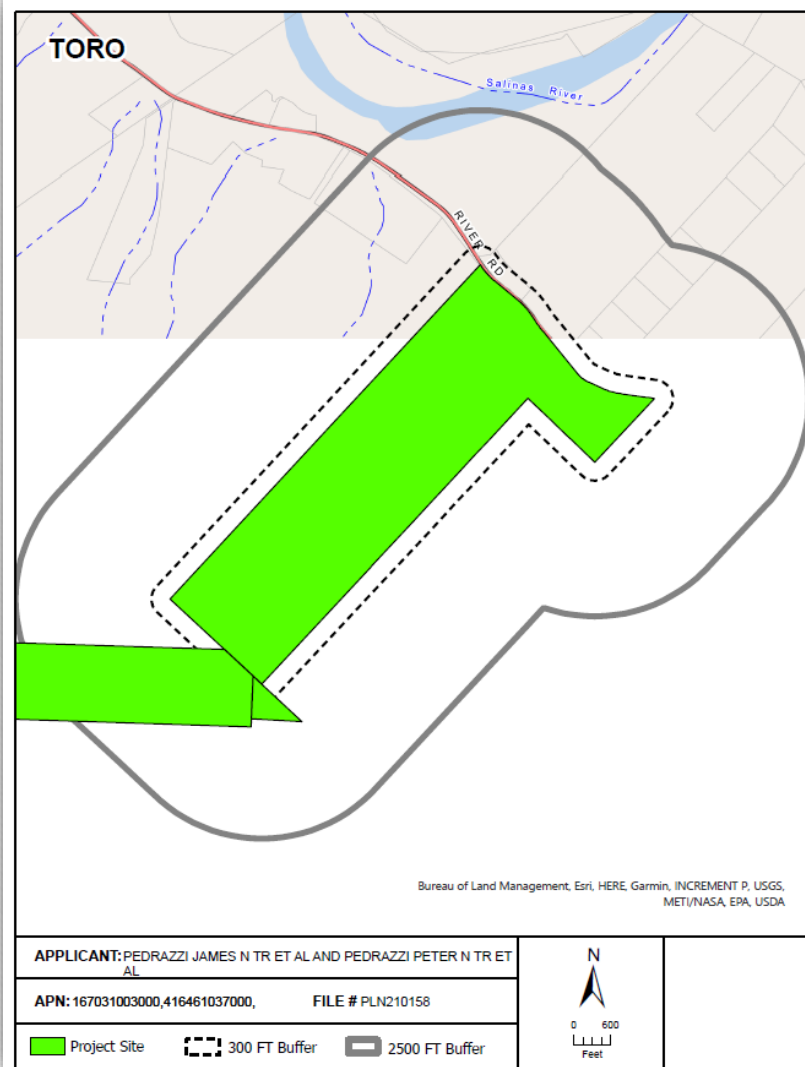
BOARD OF SUPERVISORS

AUGUST 19, 2025

AGENDA ITEM #12

PROJECT PLANNER: KAYLA NELSON





LOCATION

- 800 and 808 River Road, Salinas
- Toro Area Plan
- Agricultural Winery Corridor Plan
- Zoned: F/40-D, PG/40-D, and PG/40-VS
- APNs: 167-031-003, 416-461-037, and 416-441-015

STANDARD SUBDIVISION TENTATIVE MAP

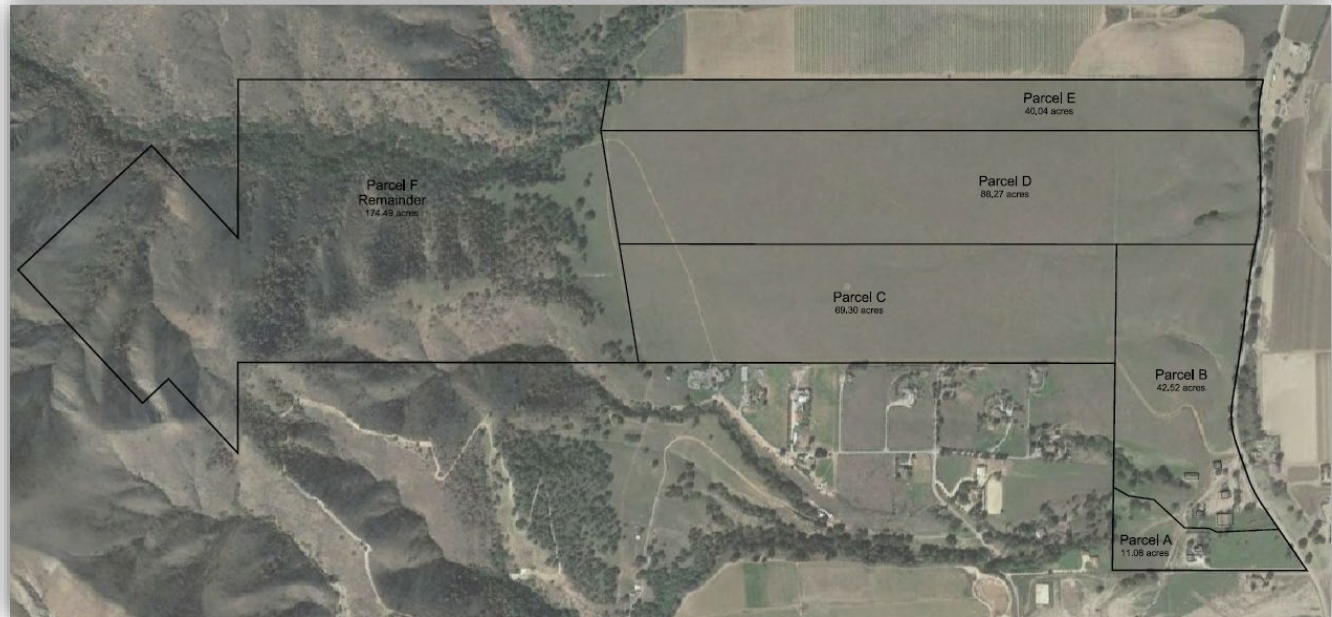
Current Three-Parcel Configuration:

- 378.19-acre parcel and 38.54-acre parcel under Williamson Act Contract
- 5.76-acre parcel not under an existing contract

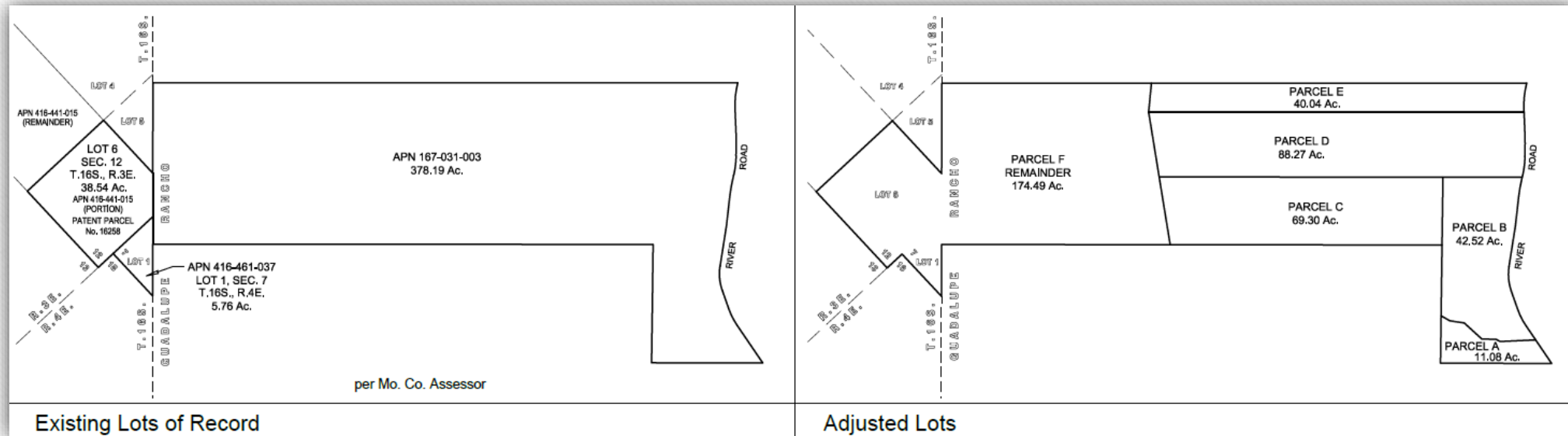
➤ Resulting Subdivided Six Lots:

- Parcel A - 11.08 acres,
- Parcel B - 42.52 acres,
- Parcel C - 69.30 acres,
- Parcel D - 88.27 acres,
- Parcel E - 40.04 acres; and
- Remainder Parcel F - 174.49 acres

Amended Williamson Act Contract



EXISTING & ADJUSTED CONFIGURATION



AGRICULTURAL WINERY CORRIDOR PLAN

- Development Standards Policy 3.5 allows subdivision of a minimum 5-acre parcel
- Policy 3.5 supports the 11-acre Parcel A
- Deed restrict 11-acre Parcel A to comply with the agricultural and winery-related land use development standards

CONSISTENT WITH COUNTY & STATE REGULATIONS

County of Monterey Regulations:

- ✓ Consistent with the 2010 General Plan
- ✓ Consistent with Zoning Ordinance
- ✓ Consistent with the Subdivision Map Act
- ✓ Complies with County-adopted Rules and Regulations for the Administration of Agricultural Preserves

Williamson Act Contract Subdivision:

- ✓ No Net Acreage Decrease
- ✓ Sustain Agricultural Use
- ✓ Long-Term Agricultural Productivity
- ✓ Adjacent Agricultural Land Use
- ✓ Contract Rescission & Amendment
- ✓ Government Code Section 66474.4

MITIGATED NEGATIVE DECLARATION

- Circulated from April 14 through May 14, 2025
- Potentially significant impacts to agricultural and forest resources
- One comment received by Environmental Health in support of the project

Mitigation Measures Nos. 1 & 2:

- Deed restricts future development of Parcel A to conform to the Agricultural Winery Corridor Plan development policies and plans
- Deed restricts future development on Parcels B through F for the next 10 years after recordation of the Pedrazzi Subdivision Final Map

ADVISORY COMMITTEE REVIEW

- On August 24, 2023, Agricultural Advisory Committee unanimously recommended approval by a vote of 8-0 with 3 members absent
- On October 23, 2023, Toro Land Use Advisory Committee unanimously recommended approval by a vote of 6-0 with 2 members absent

ERRATA

- Adding Condition of Approval No. 17

NOTE ON FINAL MAP

Condition Text

A note shall be placed on the final map or a separate sheet to be recorded with the final map stating the language contained in Mitigation Measure Nos. 1 and 2 regarding the Deed Restrictions for Parcels A through F. These mitigation measures shall be followed in the future development of these parcels. The notes shall be located in a conspicuous location, subject to the approval of the County Surveyor. (HCD - Planning)

RECOMMENDATION



- 1) Adopting a Mitigated Negative Declaration (State Clearinghouse No. 2025040702) pursuant to California Code of Regulations (CCR) Section 15074 of the California Environmental Quality Act (CEQA) Guidelines;
- 2) Approving a Standard Subdivision Tentative Map to allow division of a 378.19-acre parcel and 38.54-acre parcel under Williamson Act Agricultural Preserve Land Conservation Contract No. 73-12, and a 5.76-acre parcel not under contract into six parcels ranging in size from Parcel A consisting of 11.08 acres, Parcel B consisting of 42.52 acres, Parcel C consisting of 69.30 acres, Parcel D consisting of 88.27 acres, Parcel E consisting of 40.04 acres and Remainder Parcel F consisting of 174.49 acres, respectively;
- 3) Adopting a Condition Compliance and Mitigation Monitoring and Reporting Plan;
- 4) Authorizing the Chair of the Board to execute a new or amended Agricultural Preserve Land Conservation Contract No. 73-12 (Board of Supervisors Resolution No. 73-34-12) to reflect the newly reconfigured Williamson Act Parcels A through F, and simultaneously execute a new or amended Agricultural Preserve Land Conservation Contract, reflecting the new legal descriptions and current ownership interests and to incorporate any legislative changes to State Williamson Act provisions and current County Agricultural Preserve Policies or Procedures; and
- 5) Directing the Clerk of the Board to record the new or amended contract or contracts subject to the submittal of corresponding recording fees by the property owners of record.